

ARTICLE 6: USE REGULATIONS

Section

6:1 Permitted Uses and Conditional Uses

6:1.1 Uses permitted by right = P

6:1.2 Uses subject to conditions = C

6:1.3 Uses not allowed = N

6:1.4 New or unlisted uses

6:1.5 Special Exceptions

6:1.6 Accessory Uses

6:2 Affordable Housing Bonuses

§ 6:1 PERMITTED USES AND CONDITIONAL USES.

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with Section 6:1 Table 1.

The North American Industry Classification System, 1997, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by Table 1, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category should be construed as being permitted in the assigned zoning district, unless separately listed.

To aid in the use of Table 1, it is arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

| | |
|---------------|--|
| Sector 11: | Agriculture, Forestry, Fishing and Hunting |
| Sector 21: | Mining |
| Sector 22: | Utilities |
| Sector 23: | Construction |
| Sector 31-33: | Manufacturing |
| Sector 42: | Wholesale Trade |
| Sector 44-45 | Retail Trade |
| Sector 48-49: | Transportation and Warehousing |
| Sector 51: | Information |
| Sector 52: | Finance and Insurance |
| Sector 53: | Real Estate and Rental and Leasing |
| Sector 54: | Professional, Scientific, and Technical Services |
| Sector 55: | Management of Companies and Enterprises |
| Sector 56: | Administrative and Support and Waste Management and Remediation Services |
| Sector 61: | Educational Services |
| Sector 62: | Health Care and Social Assistance |
| Sector 71: | Arts, Entertainment, and Recreation |
| Sector 72: | Accommodation and Food Services |
| Sector 81: | Other Services (except Public Administration) |
| Sector 92: | Public Administration |

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agriculture, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

Section 6.1 – TABLE 1

| Sector 11: Agriculture, Forestry, Fishing and Hunting | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
|---|--------------|----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Agricultural Production, Crops | 111 | N | N | P | P | N | P | P | P | N |
| Agricultural Production, Livestock. Animals | 112 | | | | | | | | | |
| Livestock, Except Feedlots (Article 11:7.1) | 112111 | C | N | C | P | N | N | P | C | N |
| Feedlots | 112112 | N | N | N | P | N | N | N | N | N |
| Poultry & Eggs (Article 11:7.2) | 1123 | C | N | C | P | C | N | N | C | N |
| Animal Specialties (Article 11:7.3) | 1129 | C | N | C | P | N | N | N | C | N |
| Horses & Other Equine | 11292 | P | N | P | P | N | N | N | P | N |
| General Farms | 11299 | P | N | P | P | N | P | N | P | N |
| Fishing, Hunting, Trapping | 1141-2 | N | N | P | P | P | P | N | P | N |
| Agricultural Services | 115 | N | N | P | P | P | P | N | P | N |
| Forestry | 11531 | N | N | P | P | N | N | P | P | N |
| Sector 21: Mining and Mine Operation | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Mining (Article 11:7.4) | 212 | N | N | N | N | N | N | N | C | N |
| Sector 22: Utilities | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Electric, Gas, & Sanitary Services | 221 | | | | | | | | | |
| Electric | 2211 | | | | | | | | | |
| Generation | 22111 | N | N | N | P | N | P | P | N | N |
| Solar Electric Power Generation (Accessory) | 22114 | C | C | C | C | C | C | C | C | C |
| Solar Farm (See Article 8:7) | 22114 | | | | | | | | | |
| Transmission | 22112 | P | P | P | P | P | P | P | N | P |
| Natural Gas Distribution | 2212 | P | P | P | P | P | P | P | N | P |
| Water Supply Systems | 22131 | | | | | | | | | |
| Storage/Treatment | 22131 | N | N | P | P | P | P | P | N | P |
| Transmission | 22131 | P | P | P | P | P | P | P | N | P |
| Sewerage Systems | 22132 | | | | | | | | | |
| Collection | 22132 | P | P | P | P | P | P | P | N | P |
| Treatment (Article 11:7.5) | 22132 | N | N | N | P | C | P | P | N | P |
| Sector 23: Construction | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Bldg. Construction-General Contract & Operative Builders | 233 | N | N | N | N | N | P | P | N | P |
| Heavy Construction other than Building Construction-Contractors | 234 | N | N | N | N | N | P | P | N | P |
| Special Trade Contractors (Article 11:7.6) | 235 | N | N | N | N | C | P | P | N | P |

| Sector 31-33: Manufacturing (Article 11:7.7) | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
|---|--------------|----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Food | 311 | N | N | N | N | N | N | P | N | C |
| Beverage & Tobacco | 312 | N | N | N | N | N | N | P | N | C |
| Textile Mills | 313 | N | N | N | N | N | N | P | N | C |
| Textile Product Mills | 314 | N | N | N | N | N | N | P | N | C |
| Apparel | 315 | N | N | N | N | N | N | P | N | C |
| Leather & Allied Products | 316 | N | N | N | N | N | N | P | N | C |
| Wood Products | 321 | N | N | N | C | N | N | P | N | C |
| Paper | 322 | N | N | N | N | N | N | P | N | C |
| Printing & Related Activities | 323 | N | N | N | N | N | P | P | N | C |
| Petroleum Products | 324 | N | N | N | N | N | N | P | N | N |
| Chemical Products | 325 | N | N | N | N | N | N | P | N | N |
| Plastic & Rubber Products | 326 | N | N | N | N | N | N | P | N | N |
| Nonmetallic Mineral Products | 327 | N | N | N | N | N | N | P | N | C |
| Primary Metal | 331 | N | N | N | N | N | N | P | N | C |
| Fabricated Metal Products | 332 | N | N | N | N | N | N | P | N | C |
| Machinery | 333 | N | N | N | N | N | N | P | N | C |
| Computer & Electronic Products | 334 | N | N | N | N | N | N | P | N | C |
| Electrical Equipment, Appliances & Components | 335 | N | N | N | N | N | N | P | N | C |
| Transportation Equipment | 336 | N | N | N | N | N | N | P | N | C |
| Furniture & Related Products | 337 | N | N | N | N | N | N | P | N | C |
| Miscellaneous Manufacturing | 339 | N | N | N | N | N | N | P | N | C |
| Sector 42: Wholesale Trade (Article 11:7.8) | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Wholesale Trade-Durable Goods | 421 | N | N | N | N | N | P | P | N | P |
| Used Motor Vehicle Parts (Article 11:7.8) | 421140 | N | N | N | N | N | N | C | N | N |
| Recyclable Material (Article 11:7.8) | 42193 | N | N | N | N | N | N | C | N | N |
| Junkyards (Article 18) | N/A | N | N | N | N | N | N | P | N | N |
| Wholesale Trade-Nondurable Goods | 422 | N | N | N | N | N | P | P | N | P |
| Sector 44-45: Retail Trade | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Motor Vehicle & Parts | 441 | N | N | N | N | N | P | P | N | P |
| Automotive Dealers (Article 11:7.9) | 4411 | N | N | N | N | C | P | P | N | P |
| Automotive Parts and Accessories Store (Article 11:7.9A) | 441310 | N | N | N | N | C | P | P | N | P |
| Furniture & Home Furnishings | 442 | N | N | N | N | P | P | N | N | P |
| Electronics & Appliances | 443 | N | N | N | N | P | P | N | N | P |
| Building Materials, Garden Supplies | 444 | | | | | | | | | |
| Lumber & Building Materials (Article 11:7.10) | 4441 | N | N | N | N | C | P | P | N | P |
| Lawn & Garden Equipment & Supplies Stores | 4442 | N | N | N | N | P | P | P | N | P |
| Food & Beverage Stores | 445 | | | | | | | | | |
| Grocery Stores | 4451 | N | N | N | N | P | P | N | N | N |

| | | | | | | | | | | |
|---|--------------|----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Convenience Stores | 44512 | N | N | N | N | P | P | N | N | N |
| Specialty Stores | 4452 | N | N | N | N | P | P | N | N | N |
| Fruit & Vegetable | 44523 | N | N | P | P | P | P | N | N | N |
| Beer, Wine, & Liquor | 4453 | N | N | N | N | P | P | N | N | N |
| Health & Personal Care | 446 | N | N | N | N | P | P | N | N | N |
| Gasoline Stations | 447 | N | N | N | N | P | P | P | N | N |
| Truck Stops | 44719 | N | N | N | N | N | N | P | N | N |
| Clothing & Accessory Stores | 448 | N | N | N | N | P | P | N | N | N |
| Sporting Goods, Hobbies, Books, & Music | 451 | N | N | N | N | P | P | N | N | N |
| General Merchandise Stores | 452 | N | N | N | N | P | P | N | N | N |
| Miscellaneous Retail | 453 | N | N | N | N | P | P | N | N | N |
| Flea Markets | 4533 | N | N | N | N | P | P | N | N | N |
| Manufactured Home Dealers | 45393 | N | N | N | N | N | P | N | N | P |
| Non-Store Retailers | 454 | N | N | N | N | P | P | N | N | P |
| Fuel Dealers (Article 11:7.11) | 45431 | N | N | N | N | P | P | P | N | C |
| Sector 48-49: Transportation and Warehousing | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Air Transportation (Article 8:3) | 481 | N | N | N | C | N | C | C | C | N |
| Rail Transportation | 482 | N | N | N | N | P | P | P | N | C |
| Water Transportation | 483 | N | N | N | N | P | P | P | N | C |
| Truck Transportation | 484 | N | N | N | N | N | P | P | N | C |
| Used Household and Office Goods Moving (Article 11:7.11A) | 484210 | N | N | N | N | C | P | P | N | C |
| Transit and Ground Passenger Transportation | 485 | N | N | N | N | P | P | P | N | C |
| Pipeline for Transportation | 486 | N | N | N | N | N | P | P | N | C |
| Scenic & Sightseeing Transportation Storage | 487 | N | N | P | N | N | P | P | N | C |
| Support Activities for Transportation | 488 | N | N | N | N | N | P | P | N | C |
| Motor Vehicle Towing (Article 11:7.11B) | 488410 | N | N | N | N | N | C | C | N | C |
| U. S. Postal Service | 491 | N | N | P | N | P | P | P | N | P |
| Warehousing & Storage | 493 | N | N | N | N | N | P | P | N | C |
| Sector 51: Information | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Publishing Industries | 511 | N | N | N | N | N | P | P | N | P |
| Motion Pictures & Sound Industries | 512 | N | N | N | N | N | P | P | N | P |
| Motion Picture Theaters | 512131 | N | N | N | N | N | P | N | N | N |
| Broadcasting & Telecommunications | 513 | N | N | N | N | P | P | P | N | P |
| Communication Towers & Ant. (Article 11:7.12) | 5131 | C | C | C | C | C | C | C | C | C |
| Information Services & Data Processing | 514 | N | N | N | N | P | P | P | N | P |
| Libraries (Article 11:7.13) | 51412 | C | N | N | P | P | P | P | N | N |

| Sector 52: Finance & Insurance | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
|--|--------------|----------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Banks | 521 | N | N | N | P | P | P | P | N | N |
| Credit Intermediation | 522 | N | N | N | N | P | P | P | N | N |
| Pawn Shops | 522298 | N | N | N | N | N | P | N | N | N |
| Security & Commodity Contracts, & Financial Investments | 523 | N | N | N | N | P | P | P | N | N |
| Insurance Carriers & Related Activities | 524 | N | N | N | N | P | P | P | N | N |
| Funds, Trust, & Other Financial Vehicles | 525 | N | N | N | N | P | P | P | N | N |
| Sector 53: Real Estate & Rental & Leasing | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Real Estate | 531 | N | N | N | N | P | P | P | N | N |
| Mini-Warehouses (Article 11:7.14) | 53113 | N | N | N | N | N | C | P | N | C |
| Rental & Leasing Services | 532 | N | N | N | N | P | P | N | N | P |
| Video Tape Rental | 53223 | N | N | N | N | P | P | N | N | N |
| Sector 54: Professional, Scientific, & Technical Services | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Professional, Scientific, Technical Services | 541 | N | N | N | N | P | P | P | N | P |
| Display Advertising - Signs | 54185 | See Article 15 | | | | | | | | |
| Veterinary Services | 54194 | N | N | N | P | P | P | N | N | P |
| Sector 55: Management of Companies and Enterprise | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Management Of Companies & Enterprises | 551 | N | N | N | N | P | P | P | N | P |
| Sector 56: Administrative and Support And Waste Management and Remediation Services | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Administrative & Support Services | 561 | N | N | N | N | P | P | P | N | P |
| Repossession Services (Article 11:7.11B) | 561491 | N | N | N | N | N | C | C | N | C |
| Landscape Services | 56173 | N | N | N | N | P | P | P | N | P |
| Waste Management Services | 562 | | | | | | | | | |
| Waste Collection (Article 11:7.15) | 5621 | N | N | N | N | N | N | C | N | N |
| Hazardous Waste Treatment & Disposal | 562211 | N | N | N | N | N | N | N | N | N |
| Solid Waste Landfill (Article 11:7.16) | 562212 | N | N | N | N | N | N | C | N | N |
| Solid Waste Incinerators (Article 11:7.17) | 562213 | N | N | N | N | N | N | C | N | N |
| Material Recovery Facilities (Article 11:7.18) | 562920 | N | N | N | N | N | N | C | N | N |
| All Other Waste Management (Article 11:7.19) | 56299 | N | N | N | N | N | N | C | N | N |

| Sector 61: Educational Services | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
|---|--------------|----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Educational Services | 611 | | | | | | | | | |
| Elementary Schools | 6111 | P | N | P | N | P | P | N | N | N |
| Secondary Schools | 6111 | P | N | P | N | P | P | N | N | N |
| Jr. Colleges, Colleges, Universities, Professional Schools | 6112-3 | N | N | N | N | P | P | N | N | N |
| Business Schools, Computer, & Management Training | 6114-5 | N | N | N | N | P | P | P | N | N |
| Other Schools and Instruction | 6116 | C | C | N | N | P | P | N | N | N |
| Educational Support Services | 6117 | N | N | N | N | N | P | P | N | N |
| Sector 62: Health Care and Social Assistance | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Ambulatory Health Care Services | 621 | N | N | N | N | P | P | N | N | N |
| Hospitals | 622 | N | N | N | N | P | P | N | N | N |
| Nursing & Residential Care Facilities | 623 | N | N | N | N | P | P | N | N | N |
| Nursing Care Facilities (Article 11:7.20) | 6231 | C | C | C | N | P | P | N | N | N |
| Community Care for Elderly (Article 11:7.21) | 6233 | C | C | C | N | P | P | N | N | N |
| Other Residential Care Facilities (Article 11:7.21A) | 623990 | C | C | C | N | P | P | N | N | N |
| Social Assistance | 624 | N | N | N | N | P | P | N | N | N |
| Individual & Family Services | 6241 | N | N | N | N | P | P | N | N | N |
| Community, Food, & Housing & Emergency & Relief Services | 6242 | N | N | N | N | P | P | N | N | N |
| Vocational Rehabilitation Services | 6243 | N | N | N | N | P | P | P | N | N |
| Day Care Services (Sec. 11:7.22) | 6244 | C | C | C | N | C | C | C | N | N |
| Sector 71: Arts, Entertainment, and Recreation | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Performing Arts, Spectator Sports & Related Industries | 711 | N | N | N | N | N | P | N | N | N |
| Museums, Historical Sites, & Similar Institutions (Article 11:7.23) | 712 | N | N | C | C | P | P | N | N | N |
| Amusement, Gambling, & Recreation | 713 | N | N | N | N | N | P | N | N | N |
| Golf Courses & Country Clubs | 71391 | P | P | P | P | P | P | N | N | N |
| Marinas (Article 11:7.24) | 71393 | C | C | P | P | P | P | P | N | N |
| Gun Club & Skeet Ranges (Article 11:7.25) | 713990 | N | N | C | C | N | C | N | N | N |
| Sector 72: Accommodation and Food Services | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Accommodations | 721 | | | | | | | | | |
| Hotels & Motels | 72111 | N | N | N | N | P | P | N | N | N |
| Bed & Breakfast Inns (Article 11:7.26) | 721191 | C | C | C | C | P | P | N | N | N |

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|--|--------------|----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Camps & Recreational Vehicle Parks (Article 11:7.27) | 72121 | N | N | C | C | C | C | N | N | N |
| Rooming & Boarding Houses, Dormitories, Group Housing | 72131 | N | N | N | N | P | P | N | N | N |
| Eating Places | 7221-3 | N | N | P | N | P | P | P | N | N |
| Fast Food Restaurants | | N | N | P | N | P | P | P | N | N |
| Drinking Places | 7224 | N | N | N | N | N | P | N | N | N |
| Sector 81: Other Services (except Public Administration) | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Auto Repair & Maintenance (Article 11:7.27A) | 8111 | N | N | N | N | C | C | C | N | C |
| Personal and Laundry Services | 812 | | | | | | | | | |
| Personal Care Services (Article 11:7.28) | 8121 | N | N | N | C | P | P | P | N | N |
| Funeral Homes & Services | 81221 | N | N | N | N | P | P | P | N | N |
| Cemeteries (Article 11:7.29) | 81222 | N | N | C | C | C | C | C | N | N |
| Crematories | 81222 | N | N | N | N | P | P | P | N | P |
| Laundry & Dry Cleaning Services | 8123 | N | N | N | N | P | P | P | N | P |
| Coin Operated Laundries/Dry Cleaning | 81231 | N | N | N | N | P | P | N | N | N |
| Pet Care | 81291 | N | N | N | N | P | P | N | N | N |
| Automotive Parking Lots & Garages | 81293 | N | N | N | N | P | P | P | N | P |
| Sexually Oriented Business (Article 17) | 81299 | N | N | N | N | N | C | N | N | N |
| All Other Personal Services | 81299 | N | N | N | N | P | P | N | N | N |
| Religious, Fraternal, Professional, Political, Civic, Business Organizations | 813 | | | | | | | | | N |
| Religious Organizations | 81311 | P | P | P | P | P | P | P | N | N |
| All Other Organizations | 8132-9 | N | N | N | N | P | P | P | N | N |
| Sector 92: Public Administration | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Executive, Legislative, & General Govt. | 921 | N | N | N | N | P | P | P | N | P |
| Justice, Public Order & Safety | 922 | N | N | N | N | P | P | P | N | P |
| Courts | 92211 | N | N | N | N | P | P | P | N | P |
| Police Protection | 92212 | P | P | P | P | P | P | P | N | P |
| Correctional Institutions | 92214 | N | N | N | N | N | N | P | N | P |
| Fire Protection | 92216 | P | P | P | P | P | P | P | N | P |
| Administration of Human Resources | 923 | N | N | N | N | P | P | P | N | P |
| Administration Of Environmental Quality & Housing Program | 924-5 | N | N | N | N | P | P | P | N | P |
| Public Parks & Recreation | 924120 | P | P | P | P | P | P | P | N | P |
| Administration of Housing, Planning, CD Programs | 925 | N | N | N | N | P | P | P | N | P |

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| Administration of Economic Programs | 926 | N | N | N | N | P | P | P | N | P |
| Residential Uses | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Site Built Housing | NA | | | | | | | | | |
| Existing Single-Family Detached | NA | P | P | P | P | P | P | N | N | N |
| Single-Family Detached | NA | P | P | P | P | P | P | N | N | N |
| Second Single Family Residential Dwelling Unit (Sec. 11:7.30) | NA | C | N | C | N | C | N | N | N | N |
| Duplexes (Sec. 11:7.31) | NA | C | C | C | N | C | C | N | N | N |
| Multi-Family, Apartments (Sec. 11:7.31.A) | NA | N | N | N | N | C | C | N | N | N |
| Townhouses (Sec. 11:7.32) | NA | C | C | N | N | C | C | N | N | N |
| Patio Homes (Sec. 11:7.33) | NA | C | C | N | N | C | C | N | N | N |
| Manufactured Housing (Article 12:9) | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Residential Designed | NA | P | N | P | P | C | N | N | N | N |
| Standard Designed | NA | P | N | P | P | C | N | N | N | N |
| Second Unit, Family Member Only (Sec. 11:7.34) | N/A | C | N | C | N | C | N | N | N | N |
| Family Estate | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Existing Single-Family Detached (Sec. 11:7.35) | N/A | C | N | C | N | C | C | N | N | N |
| Single-Family Detached (Sec. 11:7.35) | N/A | C | N | C | N | C | C | N | N | N |
| Manufactured Housing, Residential Design (Sec. 11:7.35) | N/A | C | N | C | N | C | C | N | N | N |
| Manufactured Housing, Standard Design (Sec. 11:7.35) | N/A | C | N | C | N | C | C | N | N | N |
| Accessory Uses to Residential Uses | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Bathhouses & Cabanas | NA | P | P | P | P | P | P | N | N | N |
| Domestic Animal Shelters | NA | P | P | P | P | P | P | N | N | N |
| Non-Commercial Greenhouses | NA | P | P | P | P | P | P | N | N | N |
| Private Garage & Carport | NA | P | P | P | P | P | P | N | N | N |
| Storage Building | NA | P | P | P | P | P | P | N | N | N |
| Swimming Pool, Tennis Courts | NA | P | P | P | P | P | P | N | N | N |
| Auxiliary Shed, Workshop | NA | P | P | P | P | P | P | N | N | N |
| Home Occupation (Article 11:7.36) | NA | C | C | C | C | C | C | N | N | N |
| Horticulture, Gardening | NA | P | P | P | P | P | P | N | N | N |
| Family Day Care Home | NA | P | P | P | P | P | P | N | N | N |
| Satellite Dishes, etc. | NA | P | P | P | P | P | P | N | N | N |
| Accessory Uses to Non-Residential Uses | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| Buildings, Structures, Lift Stations, etc. (Article 11:7.37) | NA | N | N | C | C | P | P | P | N | C |
| Open Storage (Sec. 11:7.38) | NA | N | N | N | C | C | C | C | C | C |
| Temporary Uses | NAICS | R | RRL | RP | RC | CC | GC | ID | RE | MB |
| All Temporary Uses (Article 11:7.39) | NA | C | C | C | C | C | C | C | C | C |

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|--|----|---|---|---|---|---|---|---|---|---|
| Temporary Accessory Dwelling Unit (Article 11:7.40) | NA | C | C | C | C | C | C | N | N | C |
|--|----|---|---|---|---|---|---|---|---|---|

6:1.1 Uses Permitted By-Right = P.

The letter “P” indicates that a use type is permitted by-right in the respective zoning district, subject to compliance with all other applicable regulations of this ordinance.

6:1.2 Uses Subject to Conditions = C.

The letter “C” indicates that a use type is permitted in the respective zoning district only if it complies with the Industry Specific and sometimes Case Specific conditions of Article 11 and all other applicable regulations of this ordinance and if approved in accordance with the review procedures set forth in Article 11. A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

6:1.3 Uses not Allowed = N.

The letter “N” indicates that a use type is not permitted in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

6:1.4 New or Unlisted Uses.

Any uses found in the latest edition of the NAICS Manual but not listed in Table 1 above shall adhere to the allowed uses as listed in the next available high order category. Should the allowed uses be unspecified in any of the higher order categories, the DSR(s) shall be authorized to make a similar use interpretation in accordance with South Carolina Code of Laws Section 6-29-710.

Uses not listed in the NAICS Manual are identified by the letters “NA” (Not Applicable) in the NAICS column. If an application is submitted for a use type that is not listed as an allowed use in one (1) or more zoning districts, the DSR shall be authorized to make a similar use interpretation.

6:1.6 Accessory Uses.

A use which is naturally and normally incident and subordinate to the principal use of a structure or lot shall be permitted in all zones unless otherwise stated.

§ 6:2 AFFORDABLE HOUSING BONUS.

A. Affordable Housing General Standards.

1. Design.

Design shall conform to the following:

- a. The units shall be located in a random fashion throughout the development, and mixed in such a way that they blend with the character of the community. In multi-family developments, the designated units shall be mixed throughout the buildings.
- b. Exterior materials, details, style, landscaping, and other elements of the units that are visible shall be identical to those of the other units in the development.

2. Control of units.

The units shall be regulated to ensure that they remain available as affordable units. The following are acceptable methods of regulation:

- a. Management may be by a private developer, nonprofit housing agency, or housing authority. The eligibility rules shall be reviewed and approved by the housing authority to ensure they meet state and federal requirements. Where there are no state or federal funds or programs involved, the housing authority shall review the pro forma to ensure the eligibility requirements match the cost reduction provided by the bonus.
- b. Sales units. These units may be sold subject to agreements that limit appreciation and that require the units to be sold to people eligible for such units. Appreciation shall be geared to the percentage increase in assessed value in the development.
- c. Nothing in subsection (2) a or (2) b of this section shall prohibit units to be sold to a housing authority or a recognized nonprofit, affordable housing corporation.
- d. Rental units. These units shall be rented only to eligible tenants based on the approved eligibility program.

B. Types of Affordable Housing Bonuses.

1. Single-family cluster.

In a single-family cluster, the developer shall submit the site capacity calculations to establish the base density. The bonus shall be granted provided all requirements of this article are met, as well as the following conditions:

- a. The bonus shall be permitted only when natural resources do not limit the density.

- b. Fifty (50) percent of the additional units shall meet the criteria of Section 6:2.15.A.
 - c. A site plan shows the additional units being accommodated by.
 - i. A revised set of lot standards which reduces lot area for all lots or uses several lot sizes; and/or
 - ii. The amount of open space as required by this Ordinance is maintained.
2. Planned, community or multifamily developments. Developers of these uses can propose up to a 20-percent increase in density maximums, which shall be granted, provided the requirements of this article are met. The actual bonus shall be determined by this section. The developer shall submit the site capacity analysis to establish the base density, as well as meet the following conditions:
- a. The bonus shall be permitted only when natural resources do not limit the density.
 - b. Fifty (50) percent of the additional units shall meet the criteria of Section 6:2.15A.
 - c. A site plan showing the additional units being accommodated by any combination of the following:
 - i. A revised mix of dwelling unit types. The developer may introduce a unit type that uses less land to partially achieve the increase in density.
 - ii. The affordable units shall be mixed into all unit types used on the plan.
 - iii. The amount of open space as required by this Ordinance is maintained.

Example: Site capacity in a planned development permits 100 dwelling units. Use of the bonus would permit a total of 120 dwelling units, of which ten must be affordable units. The 100 base units would sell for \$180,000.00. The raw land cost, site development cost and profit on the lot would be 25 percent of the total or \$45,000.00 per lot. The building cost, including both hard costs and soft costs, would be \$80.00 per square foot or \$135,000.00 for a 1,688-square-foot house. The ten affordable units would be \$78.00 per square foot or \$109,000.00 for a 1,400-square-foot house. This represents a reduction of 39 percent which makes it very affordable when compared to the market housing. The developer's bonus is ten market units. Since there are 110 units to allocate over the cost of land and improvements of \$4,500,000.00, the ten-unit bonus in market units reduces the per-unit cost to \$40,909.00. If the site was a suburban planned

development with a 1.83 gross density and 40 percent open space, it would have the following land allocation: 54.6 acres, of which 40 percent (21.9 acres) was open space, leaving 32.7 acres of buildable land. With about 15 percent streets, the average lot size would have been 12,100 square feet. The affordable project would have 120 units for a density of 2.19 dwelling units per gross acre. Open space would be reduced from 40 percent to 38.0 percent (20.7 acres), thus providing 33.9 acres for development and resulting in 120 lots of about 10,000 square feet each.